

## **EXHIBIT A**

### **FULL TEXT BALLOT PROPOSITION OF THE LONG BEACH COMMUNITY COLLEGE DISTRICT BOND MEASURE ELECTION FOR NOVEMBER 5, 2024**

**LONG BEACH COMMUNITY COLLEGE DISTRICT AFFORDABLE EDUCATION, CLASSROOM REPAIR, CAREER AND FIRST RESPONDER TRAINING IMPROVEMENT MEASURE. “To renovate labs, nursing/vocational/job training classrooms; remove asbestos/mold; upgrade clean drinking water systems, electrical/sewer lines, infrastructure; improve safety/security; repair, construct, acquire educational facilities, sites, technology; shall Long Beach Community College District’s measure authorizing \$990,000,000 in bonds at legal rates be adopted, levying \$25 per \$100,000 of assessed valuation, generating \$55,000,000 annually while bonds are outstanding, requiring audits, oversight, all funds used locally?”**

### **PROJECT LIST**

The Board of Trustees of the Long Beach Community College District (the “District”) certifies that it has evaluated the District’s urgent and critical capital needs, including school and student safety issues, enrollment trends, class size reduction, overcrowding, energy efficiency and computer technology, seismic safety requirements, and aging, outdated or deteriorating buildings in developing the scope of projects to be funded with Bond proceeds. In developing the scope of projects, the District has prioritized key health and safety and sustainability needs so that the most critical facility needs are addressed first. The Board of Trustees of the District (the “Board”) conducted an evaluation of facilities at all District sites and received input from its stakeholders in developing the scope of projects to be funded. This input informed the decision of the Board that if these needs were not addressed in the near future, problems would become more difficult and expensive to remediate in the future. In approving this Project List, the Board determines that the District should, among other things:

- Provide additional and/or upgraded classrooms to prepare students for transfer to four-year colleges or careers;
- Focus on facilities designed to foster the health and wellness of District students, including greater access to athletics spaces, expanded mental health and counseling services, clean drinking water and efficient sewer systems and eliminating remaining mold and asbestos in older buildings;
- Ensure compliance with the Americans with Disabilities Act (the “ADA”);
- Take steps to abate the effects of climate change by reducing utility expenses, increasing the use of solar panels, reducing heat exchange at District buildings and conserving and recycling water;
- Develop low-cost housing at or near District campuses to address the problems of unstable housing for those attending District classes;
- Increase classroom space to accommodate students taking part in the Long Beach College Promise, for the benefit of local high school graduates;

- Improve facilities for veterans returning to civilian life and attending classes at the District, providing outreach, counseling and career development;
- Pursue State Matching Funds and other external sources of funding, as and if available and for any of the listed projects that may be qualified for same; and
- Pursue opportunities to partner with Long Beach Unified School District, local cities and the County of Los Angeles on joint projects, where costs to the taxpayers may be shared.

In so doing, the District will adhere to FISCAL ACCOUNTABILITY safeguards such as these:

1. All expenditures will be subject to annual financial and performance audits performed by qualified audit firms;
2. No Bond funds will be used to pay the salaries, benefits or pensions of administrators, staff, teachers or professors at the District;
3. All funds will remain subject to local control and will not be expended for any purpose not included on this Project List;
4. Provide public disclosure of all project expenditures via the District website; and
5. The District will appoint and support an independent Citizens' Oversight Committee to insure that the above requirements and restrictions are observed.

This Project List includes the following specific projects. All new construction projects and renovations will be undertaken and designed to promote energy efficiency and to take advantage of modern technology to reduce or abate impacts on the climate and will be in full compliance with current ADA guidelines for the type of facility involved. The order in which these projects are listed is not intended to indicate their priorities for funding or completion. Depending upon the timing of issuance of bonds authorized under the Bond Measure, certain projects described below may be delayed or withdrawn by the Board.

### **Trades, Technology and Community Learning Campus**

#### **New Construction**

- A new Horticulture Complex will provide hands-on experiential training in the landscape architecture field.
- A Gateway access point, safety improvements to Alamitos Avenue and a Welcome Center and Enrollment Center to house student resources and programs at a centralized location, including information on financial aid, counseling services and outreach to veterans and low-income students.
- An Amphitheater will be built near the Library to provide a space for campus-wide events.
- The North Quad will be installed for use in connection the Construction Trades zone of the campus.
- The Middle College High School (a Joint Use Project with Long Beach Unified School District) would be created under a College and Career Access Pathways partnership, resulting in an autonomous high school which will allow students to

earn credits toward college and career preparation, as well as to participate in internships and community service activities.

- Potential housing partnerships, including with the City's Tiny Homes Program.

#### Solar Arrays and Infrastructure

- Parking Lots 1 and 2 will be augmented by shade structures that incorporate solar-voltaic arrays.
- Corresponding security improvements will be made at the new Gateway access point and additional wireless sustainable infrastructure installed in compliance with the District's targeted Zero Net Energy Program.
- Energy Efficient Transportation Hub (Fueling and Charging Stations).

#### Renovations

- Building AA will be renovated and merged with the Welcome Center and Enrollment Center.
- Building EE will be renovated to house a Student Activities Center and Campus Resources and Bookstore, where Student Affairs and Student Life can conduct programs, events and activities for students to grow leadership skills, improve cultural interaction and strive for success in activities in addition to academics.
- Building GG will be relocated to provide a centralized Enrollment Center, a Transfer Center, Counseling and Student Health Services, also allowing better access to the other areas of the campus.

### **Liberal Arts Campus**

#### New Construction

- A new Welcome Center and Enrollment Center will house student and prospective student support services and create a pathway to the campus core. Enrollment, financial aid and counseling will be available for the full range of students, from life-long learners in the community to participants in the Long Beach College Promise.
- The College Center (Building E) will be constructed to house food services, a student activity center and other student-focused services.
- A new multi-story Science and Nursing Building will allow the relocation of nursing and science programs from the older Buildings C and D, with the installation of state-of-the-art training facilities and laboratories.
- Building L will be rebuilt and provide a home for interdisciplinary collaborations.
- Building B will also be torn down and reconstructed to provide a number of modern instructional spaces, laboratories and study areas for several disciplines.
- A new Library + Learning Resource Center would replace the existing outdated Library and also provide space for academic support services and meetings.

- The Carson Street Crossing, designed for pedestrians, will be built to better connect the north with the south side of the campus.
- Buildings O1, O2 and F will be renovated.
- Building I, the old Campus Bookstore, will be renovated as the new on-campus Child Development Center to provide childcare for students attending class and training for students in the child development field.
- Redesign and retrofit Building I or remove Building I for other purposes.
- Renovate Building K to provide updated classroom space, technology and laboratories to support art and art-related skills in modern industry.
- Remove barriers to full ADA access.
- Renovate baseball field and associated support facilities, including batting cages.
- Building A will be renovated as a Student Center and Cultural Resource Center, where the diverse cultural backgrounds of LBCC's students are reflected and honored, with the goal of promoting academic success through empowerment and inspiration.

#### Student and Workforce Housing

- Phase II of the Student Housing Program would create a Student Village between the new Library + Learning Resource Center and the Athletic Sports Complex and Stadium, reducing housing instability among our students and cultivating stronger connections with faculty and staff.
- Additional student housing may also be constructed at various off-campus locations throughout Long Beach and in partnership with the City of Long Beach "Tiny Homes" program.

Listed building, repair and rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of furniture and equipment, as well as architectural, engineering, and similar planning costs, program/construction management, and a customary contingency for unforeseen design and construction costs. In addition to the listed repair and construction projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment; the construction of new classrooms and other facilities, if necessary, to serve students; the acquisition of land; repairs and replacements of administrative support spaces; the payment of the costs of preparation of all facility planning, facility assessment reviews, facility master plan updates, environmental studies (including environmental investigation, remediation and monitoring) and construction documentation; and temporary housing of dislocated District activities caused by bond construction projects. The upgrading of technology infrastructure includes, but is not limited to: computers, projectors and projection systems; media control stations; portable interface devices; centralized storage and backup systems; uninterruptable power supplies; racks; servers; switches; routers; modules; sound systems; access control systems; printers; digital white boards; document projectors and cameras; upgraded voice-over IP; communications software and systems; collaborative systems; network management software; enterprise-wide software system replacement or upgrade; network security/firewall; wiring and cabling; and other miscellaneous equipment and software.

Both new construction and renovation projects are intended to include the acquisition, installation and or construction of renewable energy and or energy-saving systems, improvements and equipment, including, where appropriate, photovoltaic solar panels, better storage systems, electricity distributions systems, upgraded insulation, weatherproofing, visual and physical access points to reduce internal-external temperature variants, and related infrastructure. Security systems will also be installed or upgraded at District facilities, including security doors, fencing, exterior lighting, security and closed circuit camera systems and centralized lockdown systems, as well as smoke and fire protection systems and emergency communication systems.

In addition to the projects listed above, the repair and renovation of each of the existing District facilities may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; installation, repair and replacement of heating, air conditioning and ventilation systems; upgrade of facilities for energy efficiency and to reduce fire risks; repair and replacement of worn-out and leaky roofs, windows, walls, doors and drinking fountains; demolition of unsafe facilities; installation of wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; repairing and replacing fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, turf and irrigation systems and campus landscaping; building new and/or renovating existing athletic laboratories; upgrading or replacing inadequate libraries, and administrative spaces; upgrading locker rooms; installing artificial turf and bleachers; improving sanitation and recycling; expanding parking; installing interior and exterior painting and floor covering; installing covered walkways; demolition; and construction of various forms of storage and support spaces; replacing water and sewer lines and other plumbing systems; and replacing outdated security systems.

The allocation of bond proceeds may be affected by the District's receipt of State Matching Funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District may undertake fewer than all of the projects listed above. Some projects may be undertaken as joint use projects or public-private partnerships in cooperation with other local public or non-profit agencies or corporate entities. Possible joint-use projects could include, but may not be limited to, any of the following: health and wellness facilities, daycare centers, classrooms, facilities for business development and career technology centers.

Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, including ingress and egress, removing, replacing or installing irrigation, storm drain, and utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the costs of District staff when performing work on or necessary and incidental to bond projects.

**NO ADMINISTRATOR OR TEACHER SALARIES. PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF DISTRICT FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND ADMINISTRATOR SALARIES OR PENSIONS OR OTHER OPERATING EXPENSES.**

**FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE (EDUCATION CODE SECTION 15278 *ET SEQ.*) TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATIVES OF A *BONA FIDE* TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**